



WEDGEWOOD ESTATES

Residential Sales & Lettings

TROY COURT, KENSINGTON HIGH STREET, W8

A beautifully presented and bright two bedroom apartment on the 3rd floor (with lift) of this well-regarded, portered mansion block in the heart of Kensington. Accommodation comprises a spacious south facing reception/ dining room, modern fitted kitchen, generous master bedroom with ensuite bathroom, second bedroom and shower room. The apartment benefits from wooden floors throughout, ample storage and resident porter.

Troy Court is conveniently situated on Kensington High Street next to the southern entrance gates to Holland Park and is only moments' walk from the many local shops and restaurants as well as excellent transport services to all parts of London and easy access to the A4/M4 to Heathrow.



ENTRANCE HALL : RECEPTION/DINING ROOM : SEPARATE KITCHEN :
TWO BEDROOMS : EN-SUITE BATHROOM : SHOWER ROOM : LIFT :
RESIDENT PORTER : LEASE EXP 2194 : C TAX BAND G : S. CHARGE
£7638 PA INC HEATING + HOT WATER : EPC RATING C

Asking Price £1,250,000

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TROY COURT, KENSINGTON HIGH STREET,W8

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,250,000

Lease: 169 Years

Service Charge: £7638 Annually Approx

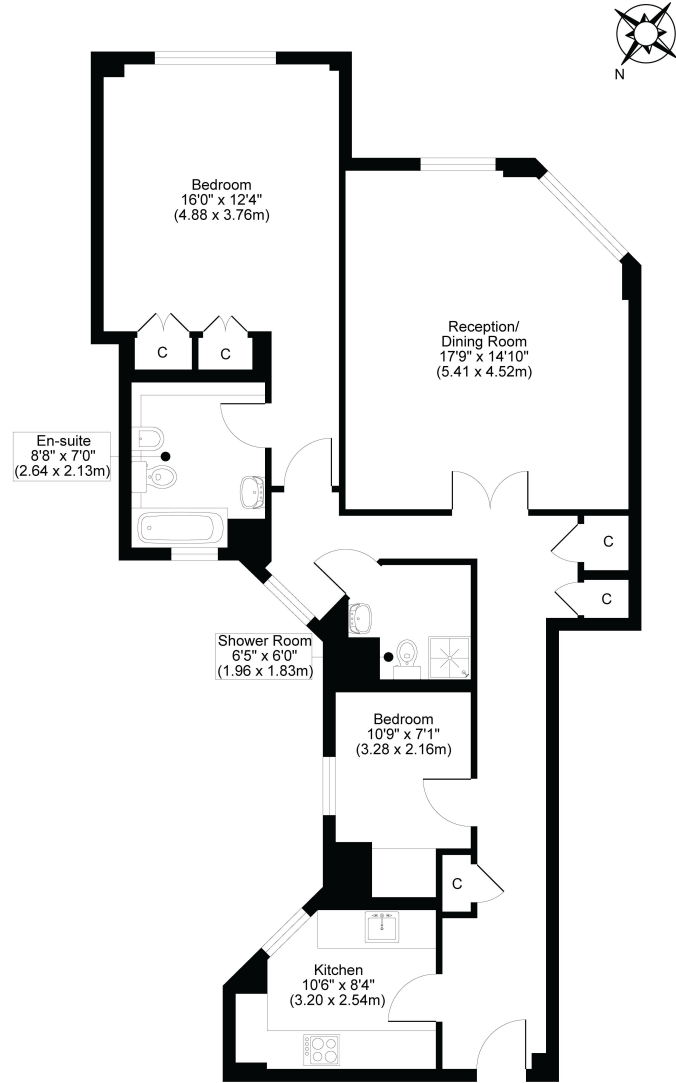
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



TROY COURT, W14
TOTAL APPROX FLOOR PLAN AREA 945 SQ.FT (88 SQ.M)
THIRD FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic
MEDIA
opticmedia.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.